

Floor Plate Size
Commercial floor plates:
35,000 from podium to 160 feet
24,000 above 160 feet.

Residential floor plates:
12,500 from podium to 160 feet
10,500 above 160 feet.

Minimum Lot Size:
22,000/18,000 s.f. per tower.

Podium Heights

- 40' = Blue
- 55' = Orange
- 65' = Green
- 75' = Yellow
- 85' = Pink

Lot Dimensions and Podium Heights:

- 160' / 300' (Green)
- 125' (Orange)
- 45' / 400' * (Blue)
- 240' / 300' (Pink)
- 240' / 300' (Pink)
- 20' / 400' (Pink)
- 240' / 400' (Pink)
- 240' / 400' (Pink)
- 240' / 400' (Pink)
- 240' / 300' (Pink)
- 85' / 160' (Yellow)

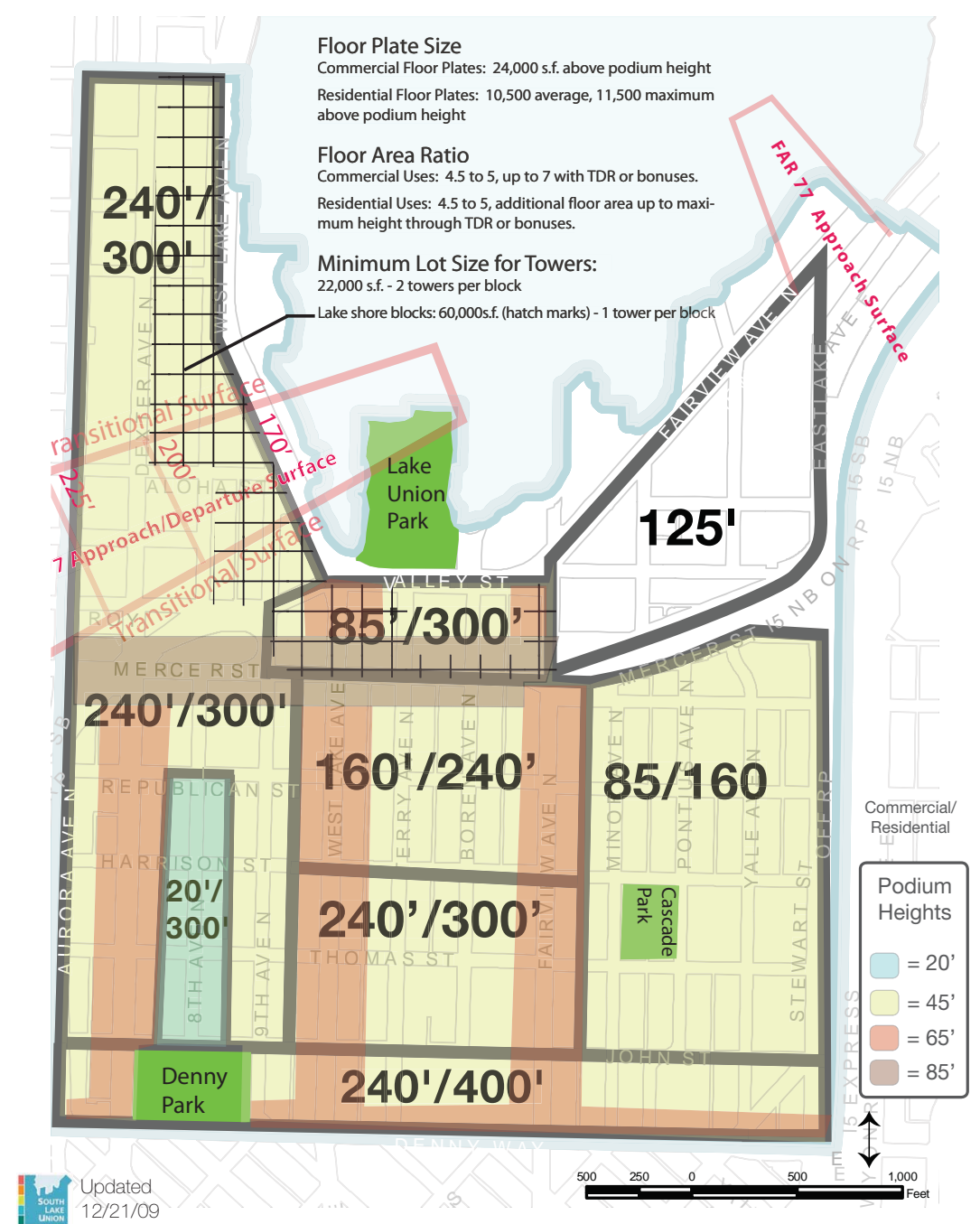
Streets: WEST LAKE AVE N, VALLEY ST, DENNY WAY, EASTLAKE AVE N, FAIRVIEW AVE N, REPUBLICAN ST, MERCER ST, JOHN ST, 8TH AVE N, 9TH AVE N, 10TH AVE N, 11TH AVE N, 12TH AVE N, 13TH AVE N, 14TH AVE N, 15TH AVE N, 16TH AVE N, 17TH AVE N, 18TH AVE N, 19TH AVE N, 20TH AVE N, 21ST AVE N, 22ND AVE N, 23RD AVE N, 24TH AVE N, 25TH AVE N, 26TH AVE N, 27TH AVE N, 28TH AVE N, 29TH AVE N, 30TH AVE N, 31ST AVE N, 32ND AVE N, 33RD AVE N, 34TH AVE N, 35TH AVE N, 36TH AVE N, 37TH AVE N, 38TH AVE N, 39TH AVE N, 40TH AVE N, 41ST AVE N, 42ND AVE N, 43RD AVE N, 44TH AVE N, 45TH AVE N, 46TH AVE N, 47TH AVE N, 48TH AVE N, 49TH AVE N, 50TH AVE N, 51ST AVE N, 52ND AVE N, 53RD AVE N, 54TH AVE N, 55TH AVE N, 56TH AVE N, 57TH AVE N, 58TH AVE N, 59TH AVE N, 60TH AVE N, 61ST AVE N, 62ND AVE N, 63RD AVE N, 64TH AVE N, 65TH AVE N, 66TH AVE N, 67TH AVE N, 68TH AVE N, 69TH AVE N, 70TH AVE N, 71ST AVE N, 72ND AVE N, 73RD AVE N, 74TH AVE N, 75TH AVE N, 76TH AVE N, 77TH AVE N, 78TH AVE N, 79TH AVE N, 80TH AVE N, 81ST AVE N, 82ND AVE N, 83RD AVE N, 84TH AVE N, 85TH AVE N, 86TH AVE N, 87TH AVE N, 88TH AVE N, 89TH AVE N, 90TH AVE N, 91ST AVE N, 92ND AVE N, 93RD AVE N, 94TH AVE N, 95TH AVE N, 96TH AVE N, 97TH AVE N, 98TH AVE N, 99TH AVE N, 100TH AVE N.

Parks: Denny Park, Cascade Park

Approach Surfaces: FAR 77 Approach Surface, Transitional Surface, 77 Approach/Departure Surface

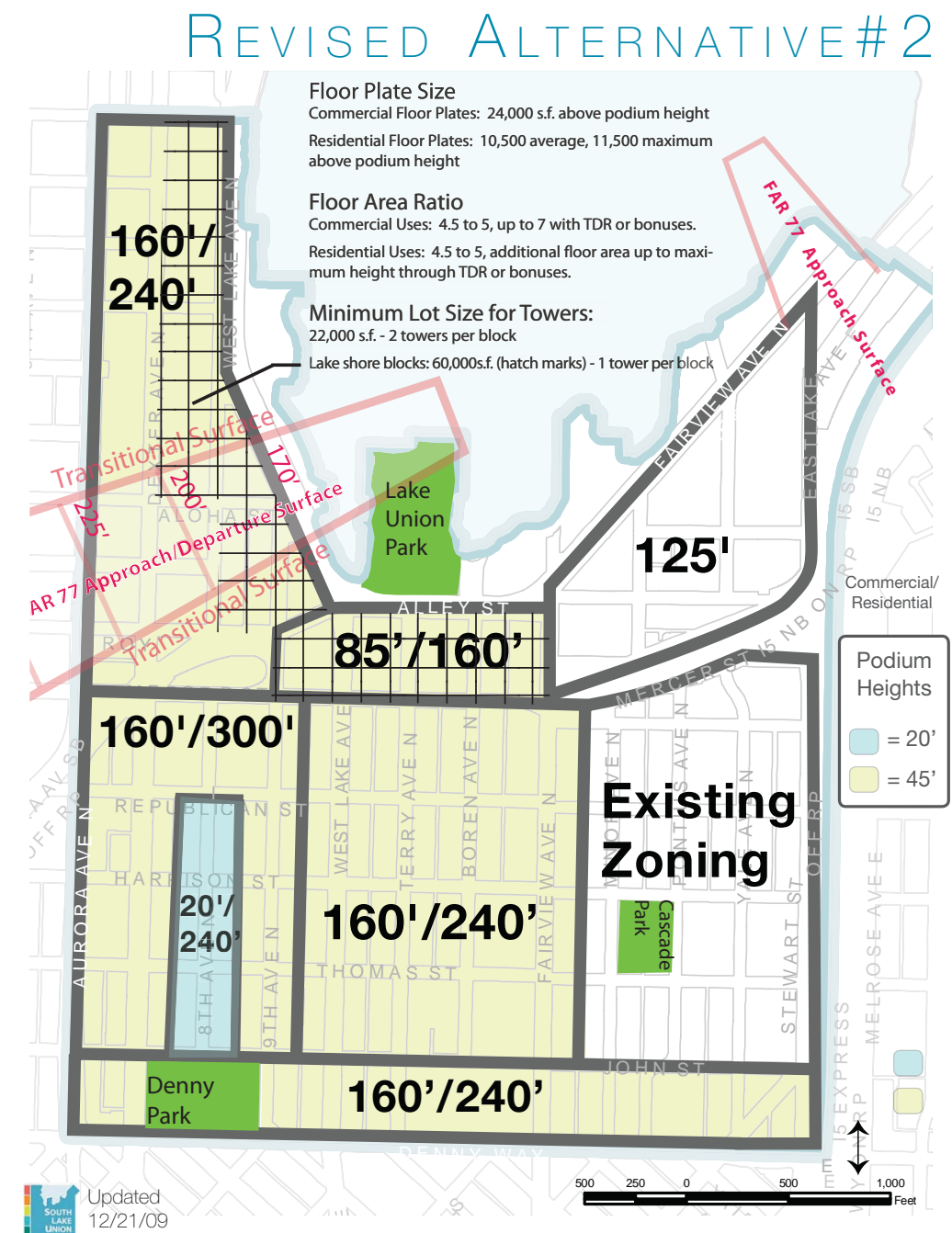
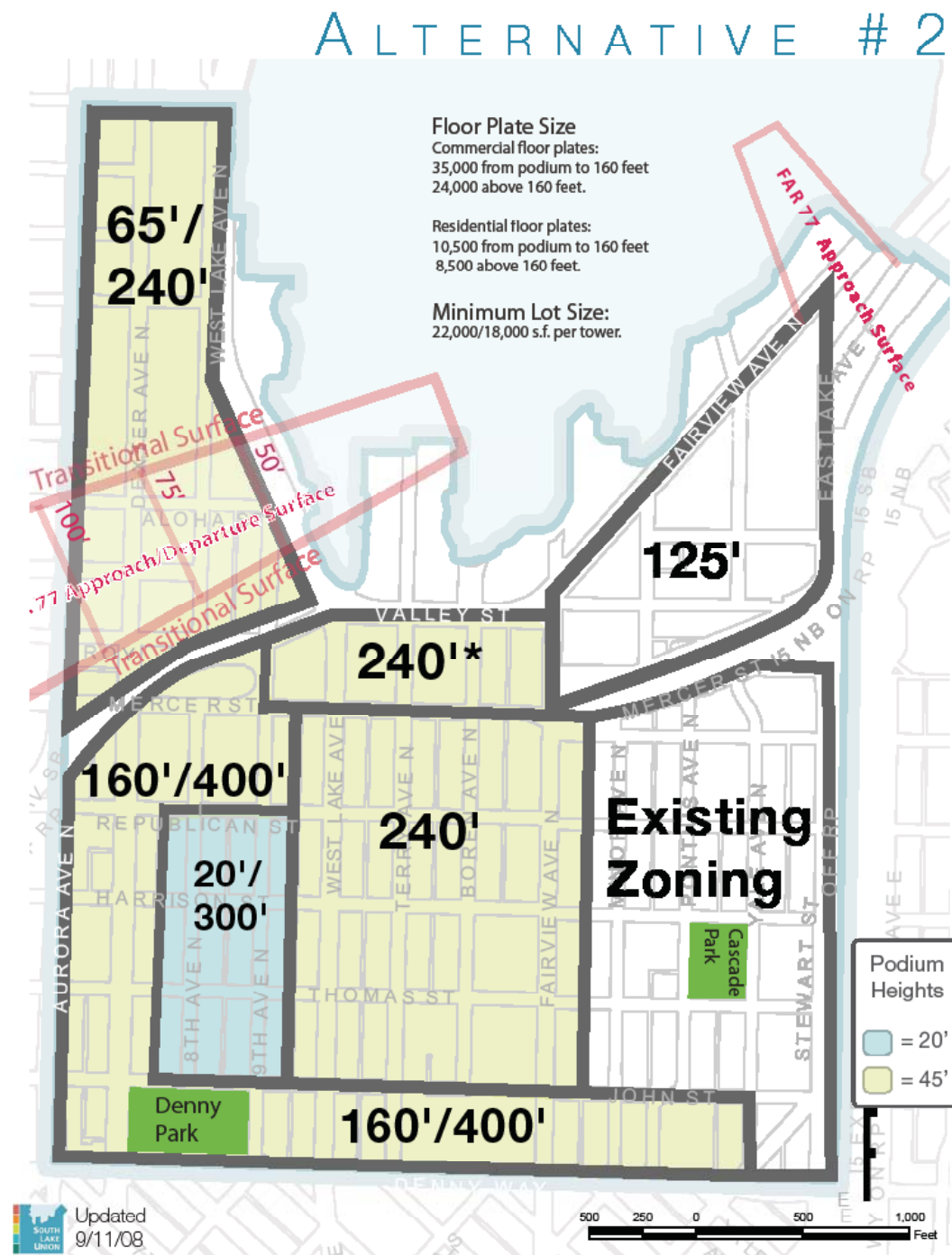
Scale: 500 250 0 500 1,000 Feet

Updated: 9/11/08



Revisions to Alternative 1 are responsive to scoping comments submitted in November and December of 2008 and informed by the Design Framework Process. The most substantial revisions to this alternative address tower spacing and podium heights. Specific changes:

- Residential Floor Plate size reduced from 12,500 below 160' to an average of 10,500 s.f. for the entire tower (defined as all building volume above the podium height).
- Commercial Floor plate limits reduced from 35,000 s.f to 24,000 s.f.
- Commercial Floor Area Ratio changed from unlimited to 7.
- Increase minimum lot size from 18,000 to 22,000 square feet (2 towers per block); establish minimum lot size of 60,000 s.f. for Lakefront blocks (1 tower per block).
- Podiums reduced to 45 feet in most areas, but higher on wider and more intensely used streets.
- In most places where heights of 400 feet had been proposed these heights have been reduced to no greater than 300 feet. Exception are the blocks between John Street and Denny Way

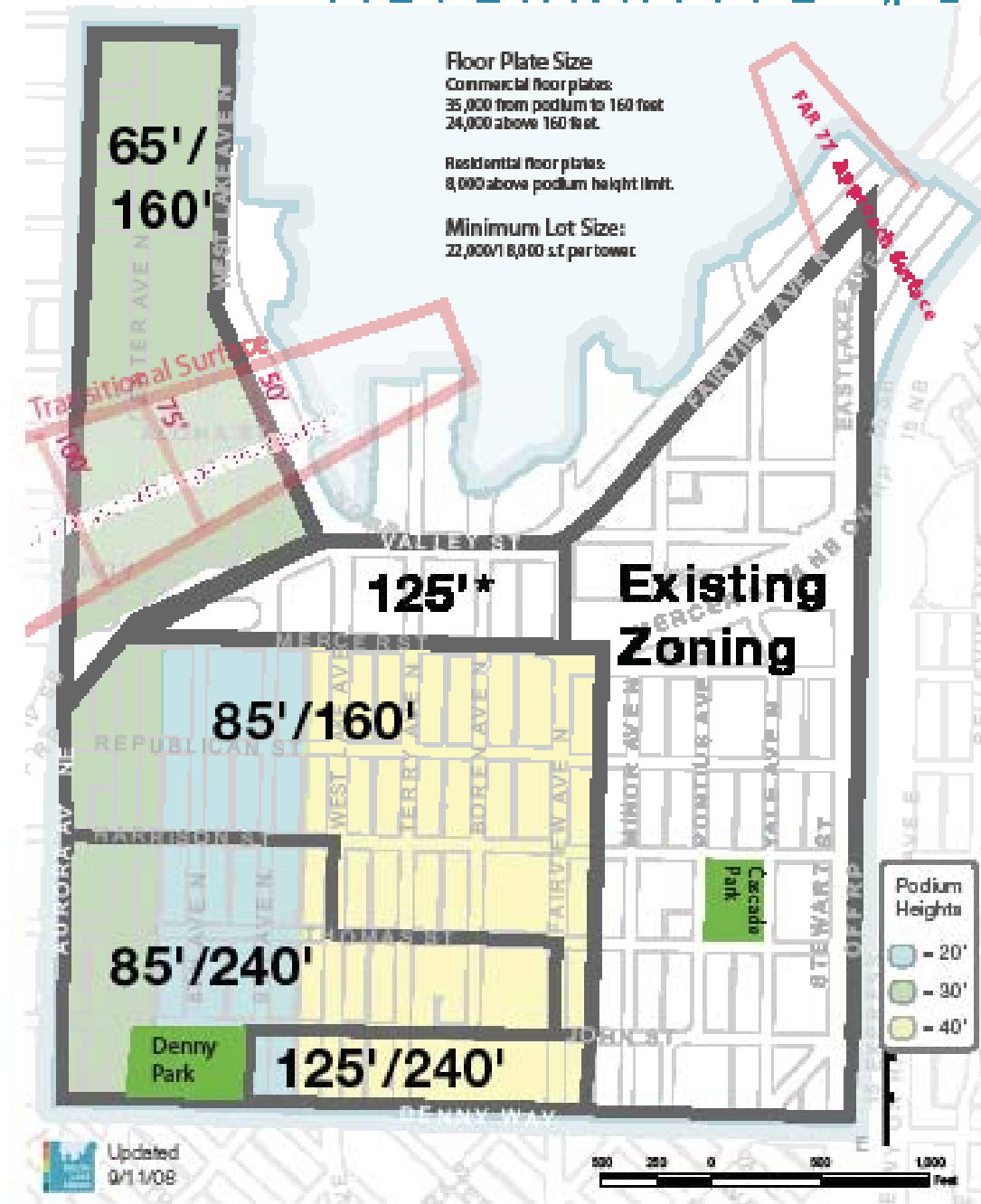


Revisions to Alternative 2

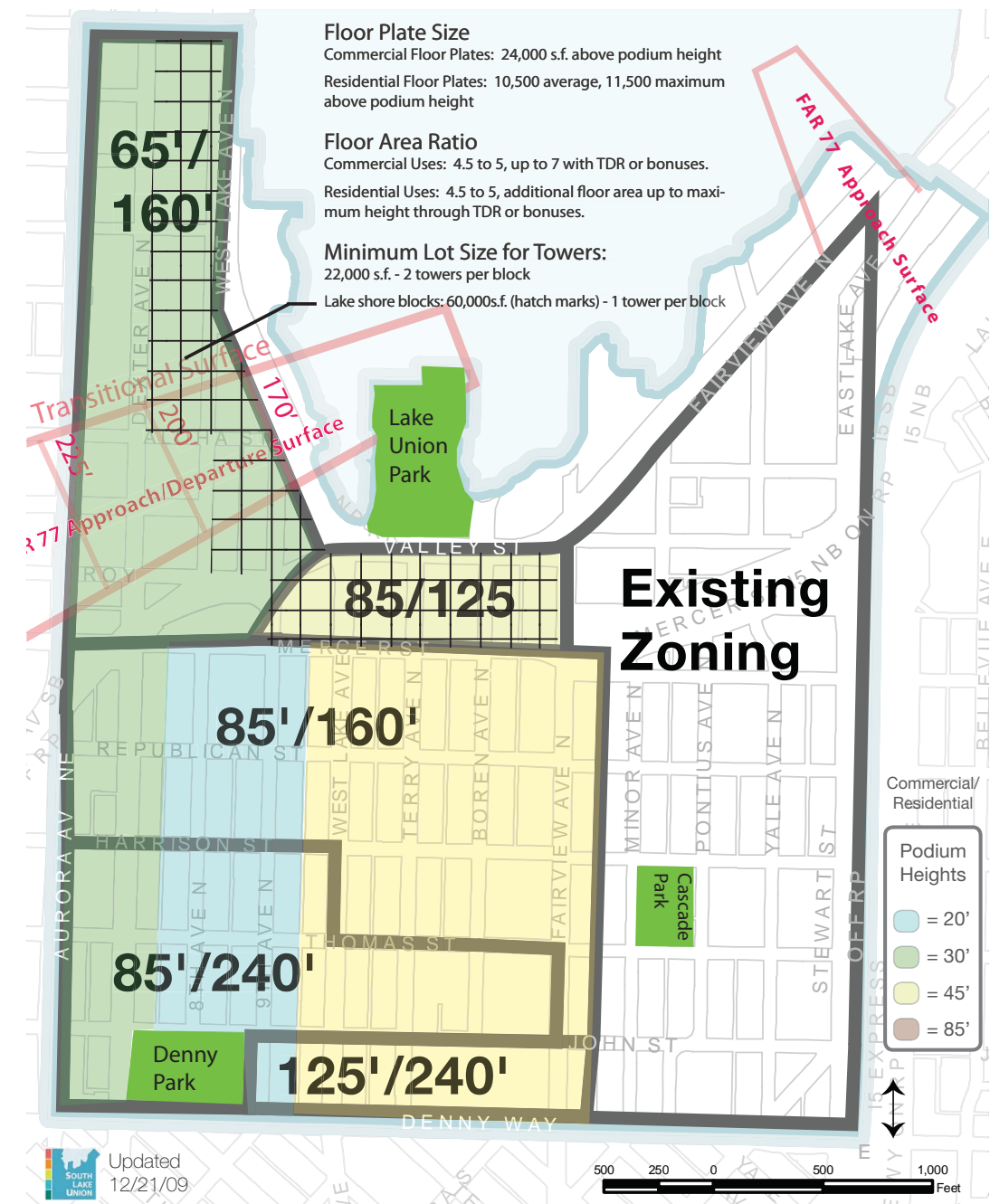
Revisions to Alternative 1 are responsive to scoping comments submitted in November and December of 2008 and informed by the Design Framework Process. The most substantial changes to this revision address tower spacing and tower height. Specific changes:

- Residential Floor Plate size reduced from 12,500 below 160' to an average of 10,500 s.f. for the entire tower (defined as all building volume above the podium height).
- Commercial Floor plate limits reduced from 35,000 s.f. to 24,000 s.f.
- Commercial Floor Area Ratio changed from unlimited to 7.
- Increase minimum lot size from 18,000 to 22,000 square feet (2 towers per block); establish minimum lot size of 60,000 s.f. for Lakefront blocks (1 tower per block).
- In most places where heights of 400 feet had been proposed these heights have been reduced to heights of 300 feet and in many cases 240 feet.
- Maximum height between Valley Street and Mercer Street reduced from 240 to 160
- Commercial height in the area generally between Westlake and Fairview Street reduced from 240 feet to 160 feet.
- Residential focus changes from 8th and 9th Avenues to only 8th Avenue.

ALTERNATIVE #3



REVISED ALTERNATIVE #3



Revisions to Alternative 3

Revisions to Alternative 1 are responsive to scoping comments submitted in November and December of 2008 and informed by the Design Framework Process. The most substantial changes to this alternative address tower spacing. Specific changes:

- Residential Floor Plate size reduced from 12,500 below 160' to an average of 10,500 s.f. for the entire tower (defined as all building volume above the podium height).
- Commercial Floor plate limits reduced from 35,000 s.f to 24,000 s.f.
- Commercial Floor Area Ratio changed from unlimited to 7.
- Increase minimum lot size from 18,000 to 22,000 square feet (2 towers per block); establish minimum lot size of 60,000 s.f. for Lakefront blocks (1 tower per block).
- Maximum height between Valley Street and Mercer Street for commercial uses is 85 feet.



ALTERNATIVE # 4

(CURRENT ZONING)

